

# CITY OF SAN BRUNO

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## STAFF

Terry Jackson, *Interim Community Development Director*  
Gary Binger, *Interim Planning Director*  
Aaron Akin, *AICP, Planning Manager*  
Mark Sullivan, *AICP, Housing and Redevelopment Manager*  
Beilin Yu, *Associate Planner*  
Lisa Costa-Sanders, *Planning Consultant*  
Adam Finestone, *Recording Secretary*  
Pamela Thompson, *City Attorney*

## PLANNING COMMISSIONERS

Joe Sammut, *Chair*  
Sujendra Mishra, *Vice-Chair*  
Mary Lou Johnson  
Bob Marshall Jr.  
Kevin Chase  
Rick Biasotti  
Perry Petersen

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## COMMUNITY DEVELOPMENT DEPARTMENT

### PLANNING COMMISSION MINUTES

April 5, 2005

San Bruno Senior Center  
1555 Crystal Springs Blvd.  
7:00 P.M. to 10:00 P.M.

CALL TO ORDER at 7:00pm

ROLL CALL

	<u>Present</u>	<u>Absent</u>
Chair Sammut	X	
Vice Chair Mishra	X	
Commissioner Johnson	X	
Commissioner Marshall		X
Commissioner Chase	X	
Commissioner Biasotti	X	
Commissioner Petersen	X	

### STAFF PRESENT:

Planning Division: Interim Community Development Director: Terry Jackson  
Planning Manager: Aaron Akin  
Associate Planner: Beilin Yu  
Interim Department Secretary: Adam Finestone

City Attorney: Pamela Thompson

Parks and Recreation: Dave Perazzo

Pledge of Allegiance

Commissioner Petersen

**1. Approval of Minutes - March**

**Motion to Approve minutes of March 15, 2005 Planning Commission Meeting with directions to staff to change Commissioner Chase's attendance to present, and to verify a quote that may have been misattributed to Commissioner Petersen.**

**Petersen/Biasotti**

VOTE: 6-0  
AYES: All Commissioners Present  
NOES:  
ABSTAIN:

**2. Communication**

None at this time

**3. Public Comment**

None at this time

**4. Grundy Park**

Request for architectural approval of a new restroom facility in Grundy Park per Chapter 12.108 of the San Bruno Zoning Ordinance – City of San Bruno (owner)

Planning Manager Aknin entered staff Report.

Staff recommends that the Planning Commission approve MISC-05-05 based on Findings for Approval (1-10) and Conditions for Approval (1-2).

Parks and Recreation Manager Perazzo was available to answer questions from the Commission.

Commissioner Johnson questioned Parks and Recreation Manager Perazzo about the hours of operation for the bathroom, and if it would get locked at night. Parks and Recreation Manager Perazzo stated that hours of operation for the park are 5am to 10pm, and that the new restroom facility would have an automatically locking door that would be set on a timer. It would allow for exit after the hours of operation for the park, but not entrance.

Commissioner Petersen stated his understanding of this facility as prefabricated, and that in the past, there were usually more details available to the commission regarding the construction of such facilities. He asked if Parks and Recreation Manager Perazzo would have any objection to planning staff approving the aesthetics of the restroom prior

to construction. Parks and Recreation Manager Perazzo stated that he would have no objection to this condition.

Chair Sammut asked if there were any instances of self-locking doors locking from the inside. Parks and Recreation Manager Perazzo stated that there had been no instances of the like due to a safety push-bar that is manual in order for users to exit.

Commissioner Johnson asked if other bathrooms in City parks had self-locking doors. Parks and Recreation Manager Perazzo stated that at this point no other City Park bathrooms are equipped with the self-locking doors, but there are currently plans to retrofit them within the coming year.

Public Comment opened

Public Comment Closed

**Motion to approve MISC-05-05 based on Findings of Fact 1-8 and Conditions of Approval 1-2 (as modified to include design approval from the Community Development Director)**

**Petersen/Johnson**

VOTE: 6-0  
AYES: All Commissioners Present  
NOES:  
ABSTAIN:

**FINDINGS OF FACT**

1. Proper notice of the public hearing was given by mailing notices to property owners within 300 feet of the project site on Friday, March 25, 2005, and legal notice published in the San Mateo Times, Saturday, March 26, 2005.
2. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, and Chapter 12.132.
3. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.
4. That the location, size and intensity of the proposed restroom will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern, taking into account the proposed use as compared with the general character and intensity of the neighborhood;

5. That the accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will not create a hazardous or inconvenient condition to adjacent or surrounding uses;
6. That the proposed restroom, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood;
7. That the improvement of the restroom facility, as shown on the elevations as submitted, is not detrimental to the character or value of an adjacent residential district;
8. That the proposed development will not excessively damage or destroy natural features, including trees, shrubs, creeks and rocks, scenic corridors, and the natural grade of the site;
9. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood;
10. That the proposed development is consistent with the general plan.

#### **CONDITIONS OF APPROVAL**

1. The request for a restroom in Grundy Park shall be built according to plans approved by the Planning Commission on April 5, 2005, labeled Exhibit B except as required to be modified by these Conditions of Approval. Design approval for the restroom facility shall be subject to prior approval by the Community Development Director.
2. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.

Chair Sammut advised of 10 day appeal period.

#### **5. 3290 Longview Dr.**

Request for a Conditional Use Permit to the allow construction of a new home, which proposes to increase the Gross Floor Area (proposed home compared to existing) by more than 50%, 12.200.030.B.1 of the San Bruno Zoning Ordinance. – David Perng (Applicant/Architect); David Ng (Owner)

Associate Planner Yu entered staff report.

Staff recommends that the Planning Commission approve Use Permit 04-62 based on Findings for Approval 1-8 and Conditions for Approval 1-17.

Chair Sammut asked which bathroom the window removed came out of. Associate Planner Yu stated that it came out of the master bathroom.

David Ng, 3290 Longview Dr, applicant and owner, thanked Staff for involving the neighbor in the process. He stated that the property is in dire need of repair due to its run-down state. He provided a color chart for the Commissioners.

Commissioner Petersen suggested installing awning-style windows where the applicant shows fixed windows. The applicant stated that some of the windows in question were unreachable and thus could not be opened.

Public comment opened

Public comment closed

Commissioner Chase commended the applicant for working with the neighbor to resolve any concerns.

**Motion to approve UP-04-62 based on Findings of Fact 1-8 and Conditions of Approval 1-17**

**Chase/Biasotti**

VOTE: 6-0  
AYES: All Commissioners present  
NOES:  
ABSTAIN:

**FINDINGS OF FACT**

1. Proper notice of the public hearing was given by mailing notices to property owners within 300 feet of the project site on Friday, March 4, 2005, and legal notice published in the San Mateo Times, Saturday, March 5, 2005.
2. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, and Chapter 12.132.
3. The applicant has been notified, both verbally and in writing herein, of the City's provision for an administrative appeal of the Planning Commission's final action to the City Council as provided for in the San Bruno Municipal Code, Article III, Chapter 12.140.

4. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.
5. The general appearance of the proposed residence is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property because the design and materials will match the materials found in the immediate neighborhood and the proportions of the house are similar to other houses in the neighborhood.
6. The proposed residence will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof, and is consistent with the design and scale of the neighborhood.
7. The construction of the new residence is consistent with the San Bruno General Plan, which designates the property for single-family residential purposes.
8. The off-street parking is adequate for the proposed residence.

## **CONDITIONS OF APPROVAL**

### **Community Development Department**

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 04-62 shall not be valid for any purpose. Use Permit 04-62 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit for a new residence shall be built according to plans approved by the Planning Commission on March 15, 2005, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.

5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit.
7. The garage shall be used for the storage of two (2) motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.
8. The applicant must file for "J" number permit for the demolition of the existing residence, per Bay Area Air Quality Control. Furthermore, demolition of the existing residence shall comply with the City of San Bruno Construction and Demolition Ordinance.
9. The master bathroom window on the east elevation shall be opaque glass.

#### **Department of Public Works**

10. The applicant must obtain an encroachment permit through the Public Works Department prior to issuance of the Building Permit.
11. A sanitary sewer lateral clean-out shall be installed at property line, per City standards detail SS-01.
12. The address number shall be painted on the face of curb near the driveway approach. The address shall be painted in black numbering on white background.
13. Erosion control plan and storm water prevention pollution plan required. Must show existing storm drain inlets and other water collection locations protect by silt screens or silt fence. Work shall conform with current NPDES requirements.
14. Storm water from new addition and garage roof downspouts and other on-site drainage shall be collected and drained to an underground storm water drainage system or through a curb drain to the gutter.
15. Remove weeds and grass from sidewalk, curb and gutter. Prune other plantings in right-of-way. (San Bruno Municipal Code 8.24.180 & 8.24.140/150).
16. Applicant shall pay San Bruno Water Division for material and installation of required backflow for fire line. Include calculations showing existing meter size will be sufficient for fire flow. Show location of dedicated fire line from water meter on plans.

## **Fire Department**

17. Provide illuminated address number.

Chair Sammut advised of a 10-day appeal period.

### **6. 2690 Muirfield Drive (Parcel behind 2680 Muirfield Drive)**

Request for a conditional use permit to allow installation of a wireless communications facility on an existing PG&E tower per Chapter 12.112 & 12.96 of the San Bruno Zoning Ordinance – The Alaris Group, (Applicant); PG&E, (Property Owner).

Planning Manager Akin entered a brief staff report discussing the project status.

Staff recommends that the Planning Commission continue Use Permit 04-63 to the May 17, 2005 Planning Commission meeting.

Public comment open

Public comment closed

### **Motion to continue UP-04-63 to the Planning Commission Meeting of May 17, 2005**

#### **Johnson/Chase**

VOTE: 6-0  
AYES: All Commissioners Present  
NOES:  
ABSTAIN:

Chair Sammut advised that this item will be continued to the Planning Commission meeting of May 17<sup>th</sup>, 2005.

### **7. 130 Balboa Way**

Request for a Conditional Use Permit to allow construction of an addition, which proposes to increase the gross floor area by more than 50%, exceed the floor area ratio guideline of .55, and a Parking Exception for tandem parking per Sections 12.200.030B.1., 12.200.030B.2., 12., 12.200.080A.2., and 12.200.080C. of the San Bruno Zoning Ordinance. Cyrus Patel (Owner/Applicant).

Associate Planner Yu entered staff report.

Staff recommends that the Planning Commission approve Use Permit 05-04 and Parking Exception 05-01 based on Findings for Approval 1-8 and Conditions for Approval 1-12.



Cyrus Patel, 130 Balboa Way, owner, gave a brief project description.

Public Comment Opened

Public Comment Closed

**Motion to approve UP-05-04 and PE-05-01 subject to Findings of Fact 1-8 and Conditions of Approval 1-12.**

**Chase/Biasotti**

VOTE: 6-0  
AYES: All Commissioners Present  
NOES:  
ABSTAIN:

### **FINDINGS OF FACT**

1. Proper notice of the public hearing was given by mailing notices to property owners within 300 feet of the project site on Friday, March 25, 2005, and legal notice published in the San Mateo Times, Saturday, March 26, 2005.
2. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, and Chapter 12.132.
3. The applicant has been notified, both verbally and in writing herein, of the City's provision for an administrative appeal of the Planning Commission's final action to the City Council as provided for in the San Bruno Municipal Code, Article III, Chapter 12.140.
4. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.
5. The general appearance of the proposed addition is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property because the design and materials will compliment the existing structure and the proportions of the house are similar to other houses in the neighborhood.
6. The proposed addition will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof, and is consistent with the design and scale of the neighborhood.

7. The construction of the addition is consistent with the San Bruno General Plan, which designates the property for single-family residential purposes.
8. The sloped configuration of the lot, and the current orientation of the residence on the subject property creates a hardship with the parking standards applied to the subject property, therefore a parking exception is warranted.

## **CONDITIONS OF APPROVAL**

### **Community Development Department**

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 05-04 and Parking Exception 05-01, shall not be valid for any purpose. Use Permit 05-04 and Parking Exception 05-01 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit and a Parking Exception Permit for an addition to an existing dwelling shall be built according to plans approved by the Planning Commission on April 5, 2005, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit.
7. The garage shall be used for the storage of two (2) motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.

### **Department of Public Works**

8. Install a sanitary sewer lateral clean-out at property line per City standards detail SS-01.
9. Storm water from new and existing roof downspouts and other on-site drainage shall be collected and drained to an underground storm water drainage system or through an under sidewalk curb drain to the gutter.
10. No fence, retaining wall or other permanent structure to be placed within 5'-6" from back of sidewalk. San Bruno Municipal Code 8.08.010.

### **Fire Department**

11. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
12. The project must comply with all future Fire Department conditions, as required during the plan check review by the Building and Safety Department.

Chair Sammut advised of a 10-day appeal period.

### **8. 3190 Crestmoor Drive**

Request for a Conditional Use Permit to allow construction of an addition, which proposes to increase the gross floor area by more than 50%, exceed the floor area ratio guideline of .55, and exceed the lot coverage guideline of .44 per Sections 12.200.030B.1, B.2, and B.3, of the San Bruno Zoning Ordinance. – Bay Area Sunrooms, Inc. (Applicant), Vartan Nazerian (Owner).

Planning Manager Akin entered the staff report.

Staff recommends that the Planning Commission approve Use Permit 05-03 and Minor Modification 05-05 based on Findings for Approval 1-10 and Conditions for Approval 1-11.

Commissioner Johnson asked about the requirement for a 3-car garage if a house exceeds 2800 square feet. Planning Manager Akin stated that a house does require a 3-car garage if it exceeds 2800 square feet, but that the 2800 square feet does not include the garage square footage itself. The project under review tonight includes approximately 2600 square feet of living space.

Commissioner Chase stated that he had not seen Condition for Approval #7 as originally written requiring that the garage be used for storage of motor vehicles on prior applications. Planning Manager Akin explained that this condition is typically placed on projects where there is neighborhood concern regarding parking at the subject property.

Chair Sammut asked how many cars this residence has that are parked in the vicinity. Planning Manager Aknin stated that everything he has heard about the vehicles around this residence has been from the neighbors. The neighbors have stated that there are typically 5 or 6 vehicles at this property. Chair Sammut asked if the applicant was using the driveway for parking. Planning Manager Aknin stated that when he drove by the property today, there were two cars in the driveway. Chair Sammut clarified that a condition can be placed on the application stating that the garage must be kept clear for the storage of automobiles, but not that automobiles must be stored in the garage. Planning Manager Aknin confirmed this.

Mick Knowland, from Bay Area Sunrooms, the applicant, stated that the property owner was not in attendance, but that when he has been to the property he has only noticed 2 or 3 cars there. He briefly described the project.

Commissioner Johnson asked if there were to be a door between the house and the sunroom, and if there were any plans to remove it. The applicant stated that a door does exist, and that it will not be removed.

Public hearing opened

Public hearing closed

Commissioner Johnson requested that a Condition of Approval (#12) be added to the application which would require the door between the house and sunroom to remain.

**Motion to Approve UP-05-03 and MM-05-05 subject to Findings of Fact 1-10 and Conditions of Approval 1-12.**

**Biasotti/Petersen**

VOTE: 6-0  
AYES: All Commissioners Present  
NOES:  
ABSTAIN:

### **FINDINGS OF FACT**

1. Proper notice of the public hearing was given by mailing notices to property owners within 300 feet of the project site on Friday, March 25, 2005, and legal notice published in the San Mateo Times, Saturday, March 26, 2005.
2. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, and Chapter 12.132.
3. The applicant has been notified, both verbally and in writing herein, of the City's provision for an administrative appeal of the Planning Commission's final action

to the City Council as provided for in the San Bruno Municipal Code, Article III, Chapter 12.140.

4. The project is Categorical Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.
5. The general appearance of the proposed addition is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property because the design and materials will compliment the existing structure and the proportions of the house are similar to other houses in the neighborhood.
6. The proposed addition will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof, and is consistent with the design and scale of the neighborhood.
7. The construction of the addition is consistent with the San Bruno General Plan, which designates the property for single family residential purposes.
8. The off street parking is adequate for the proposed residence.
9. The proposed sunroom is designed to blend with the existing house and is located to the rear of the existing residence so it is not visible from the street of access, therefore will not alter the general appearance of the residence and be in keeping with the character of the neighborhood.
10. The proposed sunroom will comply with the required setbacks and is proposed on the first floor, therefore it will not be detrimental to adjacent real properties as its apparent bulk and mass will not be overwhelming to the neighboring properties.

## **CONDITIONS OF APPROVAL**

### **Community Development Department**

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 05-03 and Minor Modification 05-05 shall not be valid for any purpose. Use Permit 05-03 and Minor Modification 05-05 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.

3. The request for a Use Permit an addition to an existing dwelling shall be built according to plans approved by the Planning Commission on April 5, 2005, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit.
7. The garage shall be used only for the parking and storage of two motor vehicles at all times. The garage shall not be used for miscellaneous storage which impact the ability to store motor vehicles.

#### **Department of Public Works**

8. No fence, retaining wall or other permanent structure to be placed within 5'-6" from back of sidewalk. San Bruno Municipal Code 8.08.010
9. During a site visit, it was noticed that a structure was built within City right-of-way. You need to be aware that it may be located over top of a public utility. If an emergency does arise that requires City or approved contractor crews to access this utility, the City or and or contractor, will not be responsible for any costs associated with the removal or repair of the structure.

#### **Fire Department**

10. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
11. The project must comply with all future Fire Department conditions, as required during the plan check review by the Building and Safety Department.

#### **Planning Commission**

12. The wall and door separating the sunroom from the existing house shall not be removed for any reason.

Chair Sammut advised of 10-day appeal period.

## **9. 402 Cedar Avenue**

Request for a Conditional Use Permit to allow construction of an addition, which proposes to increase the gross floor area by more than 50%, per Sections 12.200.030B.1 of the San Bruno Zoning Ordinance. – Mark Pellegrini (Applicant/Owner).

Associate Planner Yu entered staff report

Staff recommends that the Planning Commission approve Use Permit 05-06 based on Findings for Approval 1-8 and Conditions for Approval 1-16.

Chair Sammut asked why the setbacks remain the same if the addition will occur at the front of the property. Associate Planner Yu stated that the applicant is proposing to square-off a portion of the lot that would bring it even with the current front setback.

Mark Pellegrini, 402 Cedar Ave, the owner, briefly discussed the proposed project.

Public hearing opened

Public hearing closed

### **Motion to Approve UP-05-06 based on Findings of Fact 1-8 and Conditions of Approval 1-16**

#### **Johnson/Chase**

VOTE: 6-0  
AYES: All Commissioners  
NOES:  
ABSTAIN:

### **FINDINGS OF FACT**

1. Proper notice of the public hearing was given by mailing notices to property owners within 300 feet of the project site on Friday, March 25, 2005, and legal notice published in the San Mateo Times, Saturday, March 26, 2005.
2. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, and Chapter 12.132.
3. The applicant has been notified, both verbally and in writing herein, of the City's provision for an administrative appeal of the Planning Commission's final action to the City Council as provided for in the San Bruno Municipal Code, Article III, Chapter 12.140.

4. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.
5. The general appearance of the proposed additions is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property because the design and materials will match the materials found in the immediate neighborhood and the proportions of the house are similar to other houses in the neighborhood.
6. The proposed additions will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof, and is consistent with the design and scale of the neighborhood.
7. The construction of the additions is consistent with the San Bruno General Plan, which designates the property for single-family residential purposes.
8. The off-street parking is adequate for the proposed residence.

## **CONDITIONS OF APPROVAL**

### **Community Development Department**

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 05-06 shall not be valid for any purpose. Use Permit 05-06 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit for an addition to an existing dwelling shall be built according to plans approved by the Planning Commission on April 5, 2005, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.



5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence and garage shall be used only as a single-family residential dwelling unit. No portion of the residence and garage shall be rented out as a secondary residential dwelling unit.
7. The garage shall be used for the storage of two (2) motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.
8. Plumbing vents must be 3' above or 10' away from openable skylights.

### **Department of Public Works**

9. The applicant must obtain an encroachment permit through the Public Works Department prior to issuance of the Building Permit.
10. A sanitary sewer lateral clean-out shall be installed at property line, per City standards detail SS-01.
11. All broken or raised concrete in sidewalk or driveway approach shall be replaced.
12. Storm water from new and existing roof downspouts and other on-site drainage shall be collected and drained to an underground storm water drainage system or through a curb drain to the gutter.
13. Planting of one (1) 36-inch box size tree or payment of equal value to tree fund for three(s) and installation.
14. Fill in planter strip at corner.

### **Fire Department**

15. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
16. The project must comply with all future Fire Department conditions, as required during the plan check review by the Building and Safety Department.

Chair Sammut advised of a 10-day appeal period.

## **10. 516 Hawthorne Avenue**

Request for a Conditional Use Permit to allow the construction of a second story addition, which proposes to exceed Floor Area Ratio of .55, per Section 12.200.030B.2 of the San Bruno Zoning Ordinance. – James and Laura Davis (Applicant/Owner).

Associate Planner Yu entered the staff report

Staff recommends that the Planning Commission approve Use Permit 05-15 based on Findings for Approval 1-8 and Conditions for Approval 1-12.

Jim Davis, 516 Hawthorne, the owner, briefly described his project.

Public comment opened

Public comment closed

### **Motion to approve UP-05-15 subject to Findings of Fact 1-8 and Conditions of Approval 1-12**

#### **Biasotti/Chase**

VOTE: 6-0  
AYES: All Commissioners Present  
NOES:  
ABSTAIN:

### **FINDINGS OF FACT**

1. Proper notice of the public hearing was given by mailing notices to property owners within 300 feet of the project site on Friday, March 25, 2005, and legal notice published in the San Mateo Times, Saturday, March 26, 2005.
2. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, and Chapter 12.132.
3. The applicant has been notified, both verbally and in writing herein, of the City's provision for an administrative appeal of the Planning Commission's final action to the City Council as provided for in the San Bruno Municipal Code, Article III, Chapter 12.140.
4. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.
5. The general appearance of the proposed addition is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property

because the design and materials will match the materials found in the immediate neighborhood and the proportions of the house are similar to other houses in the neighborhood.

6. The proposed addition will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof, and is consistent with the design and scale of the neighborhood.
7. The construction of the additions is consistent with the San Bruno General Plan, which designates the property for single-family residential purposes.
8. The off-street parking is adequate for the proposed residence.

## **CONDITIONS OF APPROVAL**

### **Community Development Department**

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 05-15 shall not be valid for any purpose. Use Permit 05-15 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit for an addition to an existing dwelling shall be built according to plans approved by the Planning Commission on April 5, 2005, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence and garage shall be used only as a single-family residential dwelling unit. No portion of the residence or garage shall be rented out as a secondary residential dwelling unit.

7. The garage shall be used for the storage of two (2) motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.

### **Public Works Department**

8. A sanitary sewer lateral clean-out shall be installed at property line, per City standards detail SS-01. Verify that City crews can access existing sanitary sewer lateral clean-out. Upgrade to City standards if required.
9. Storm water from new and existing roof downspouts and other on-site drainage shall be collected and drained to an underground storm water drainage system or through a curb drain to the gutter. May drain to rear valley gutter.
10. Planting of one (1) 36-inch box size tree or payment of equal value to tree fund for three(s) and installation.

### **Fire Department**

11. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
12. The project must comply with all future Fire Department conditions, as required during the plan check review by the Building and Safety Department.

Chair Sammut advised of 10-day appeal period

### **11. 620 El Camino Real**

Request for Architectural Review Permit to allow architectural changes to the façade of a previously approved hotel structure per Chapter 12.108 of the San Bruno Zoning Ordinance. Tony Brandi (Architect), Jose Montes (Applicant/ Owner)

Planning Manager Aknin entered staff report

Staff recommends that the Planning Commission approve Architectural Review Permit 05-02 based on Findings for Approval (1-10) and Conditions for Approval (1-6).

Commissioner Johnson asked if the applicant has submitted color samples and signage plans. Planning Manager Aknin stated that the signage plan has not yet been submitted, as an operator has not yet been chosen. He stated that the signage plan could go before the Architectural Review Committee when it is proposed if the Commission so desires. He also stated that the applicant will speak to the issue of color samples.

Chair Sammut asked which side of the building was at issue, the north-west or north-east. He stated that it is his impression that the south side of the property is not being built according to plan. Planning Manager Akin stated that this impression is due to an error in the labeling of exhibits, and that it is in fact the north side of the building being changed

Commissioner Johnson asked if the drawings were the same as were originally submitted. Planning Manager Akin stated that the drawings labeled per drawings were the same as originally submitted, and the as-built are the drawings that are currently under consideration.

Jose Montes, 177 Los Robles Dr., Burlingame, the property owner, made himself available for questions.

Chair Sammut asked him why he changed the building.

Montes stated that he was having drainage problems with the plans as drawn. He also stated that he wanted to add a pool and conference room for the hotel. He stated that he believes the as-built project will add to the appearance of the property, and thus benefit the City.

Tony Brandi, 904 Larch St., South San Francisco, project architect, stated that the changes were made upon a verbal approval from the previous Community Development Director. As for the color samples, the applicant would be in agreement with going before the Architectural Review Committee again for another analysis.

Commissioner Johnson asked the applicant to explain why he is proposing to use slider windows instead of grids on the north tower. The project architect stated that the windows on the north tower are not operable. They are broken up due to the roundness of the building. Since they are non-operable, Commissioner Johnson recommended that the applicant use solid windows instead of sliders. The applicant stated that the structure is round, but the windows, as drawn, are recessed into the structure and angled. Commissioner Johnson stated that if there were no opposition, she would like to see a solid piece of glass. The project architect agreed to this condition.

Planning Manager Akin added an additional condition for approval that would require the color scheme to be addressed concurrently with the sign program at a future Architectural Review Committee meeting.

Chair Sammut stated his understanding that there are now 8 conditions for approval.

Commissioner Chase asked if part of the building will be stucco, and if so, doesn't the color need to be decided prior to stucco being applied. He questioned how the selection of a hotel chain might affect the project construction due to colors being chosen. The property owner stated that he intends to sign a contract with a hotel operator within the next two weeks, so this will not be an issue.

**Motion to approve AR-05-02 based on Findings of Fact 1-10 and Conditions of Approval 1-8**

**Chase/Mishra**

VOTE: 6-0  
AYES: All Commissioners Present  
NOES:  
ABSTAIN:

**FINDINGS FOR APPROVAL**

1. Proper notice of the public hearing was given by mailing notices to property owners within 300 feet of the project site on Friday, March 25, 2005, and legal notice published in the San Mateo Times, Saturday, March 26, 2005.
2. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, and Chapter 12.132.
3. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.
4. That the location, size and intensity of the proposed operation will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern, taking into account the proposed use as compared with the general character and intensity of the neighborhood;
5. That the accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will not create a hazardous or inconvenient condition to adjacent or surrounding uses;
6. That the proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood;
7. That the improvement of any commercial or industrial structure, as shown on the elevations as submitted, is not detrimental to the character or value of an adjacent residential district;
8. That the proposed development will not excessively damage or destroy natural features, including trees, shrubs, creeks and rocks, scenic corridors, and the natural grade of the site;

9. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood;
10. That the proposed development is consistent with the general plan.

## **CONDITIONS FOR APPROVAL**

### **Community Development Department**

1. The request for an Architectural Review Permit to allow changes to an approved hotel building shall be built according to plans approved by the Planning Commission on April 5, 2005, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
2. This approval only applies to proposed changes to the northwest corner of the building and does not permit additional changes to any other portion of the building.
3. The applicant must receive Building Division approval prior to proceeding with the revised construction plan.
4. The applicant shall comply with all conditions of approval set forth in UP-98-13 (Exhibit "C").
5. No construction vehicles shall block adjacent driveways located on the 600 block of Hensley Ave.
6. The applicant shall clean up all construction debris created by this project on a daily basis.
7. The windows proposed for the top of the north tower shall be replaced with a solid, rounded piece of glass.
8. The sign program and color scheme shall be addressed together at a future Architectural Review Committee meeting.

Chair Sammut advised of 10-day appeal process

## **12. City Staff Discussion**

Planning Manager Akin gave an update of Cunningham Water tank cell-site that was approved by the Planning Commission in February.

He also reminded the commissioners of their volunteer assignments for the two Architectural Review Committee meetings to be held in April (14<sup>th</sup> and 28<sup>th</sup>).

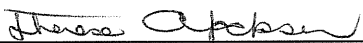
Commissioner Chase asked about the conditions placed on the Cunningham Water tank cellular tower. Planning Manager Akin stated that staff will be reviewing the possibility of implementing a telecommunications ordinance which would take these conditions into consideration. Commissioner Chase asked if there were any other cities in the area that have telecommunications ordinances. Planning Manager Akin stated that there are other cities that have these ordinances.

Commissioner Petersen asked where radio-frequency readings will be made from. Planning Manager Akin stated that the radio-frequency measurements will be made from the worst-case-scenario location. Commissioner Petersen asked if there were measurements that would be made for the closest residential property. Planning Manager stated that this information could probably be extrapolated, but that the reports follow FCC guidelines which mandate measurements from the worst-case-scenario locations.

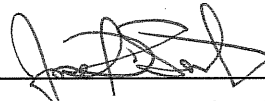
### **13. Planning Commission Discussion**

Commissioner Mishra recommended that staff create a data template for the use of the citizenry to make meaningful arguments to the commission. Planning Manager Akin stated that he would discuss this idea with the City Manager, and that in the case of the Cunningham cellular tower, staff was unaware that there was any neighborhood opposition. He stated that staff will discuss project merits and how to set up arguments against a project with concerned citizens. Commissioner Mishra recommended posting this template, if and when available, on-line.

### **14. Adjournment**



**Terry Jackson,**  
Interim Secretary to the Planning  
Commission  
City of San Bruno



**Joe Sammut, Chair**  
Planning Commission  
City of San Bruno

NEXT MEETING: April 19<sup>th</sup>, 2005

TJ/af

Meeting was adjourned at 8:02

April 14 ARC – Mishra/Chase/Biasotti

April 28 ARC – Biasotti/Johnson/Sammut, Alternate - Mishra